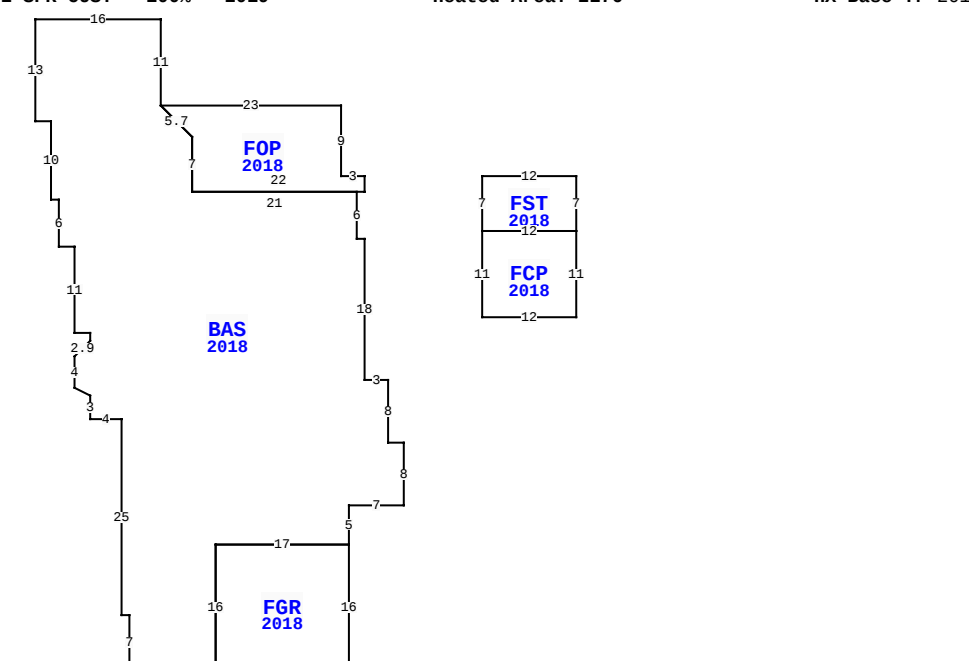


BREMER LISA E & CHRISTOPHER D
2523 S FLETCHER AVE
FERNANDINA BEACH, FL 32034

00-00-31-114A-0028-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																													
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																													
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND																											
Exterior Wall	10	ABOVE AVG 100								0500	01	2,472	120.0000	180.00	444,960	2018	2018		0	0	2.00	98.00																											
Roof Structur	03	GABLE/HIP 100								1 SFR CUST - 100% - 2019										Heated Area: 2176										HX Base Yr 2019																			
Roof Cover	03	COMP SHNGL 100																																															
Interior Wall	05	DRYWALL 100																																															
Interior Floo	11	CLAY TILE 100																																															
Air Condition	03	CENTRAL 100																																															
Heating Type	04	AIR DUCTED 100																																															
Bedrooms	3	100																																															
Bathrooms	4	100																																															
Frame	02	WOOD FRAME 100																																															
Stories	0	100																																															
Units	0	100																																															
BUD8 Adjustme	02	DIST FB 100																																															
Occupancy	00	NONE 100																																															
Quality		03 Quality Level 03																																															
DOR CODE		0100 SINGLE FAMILY																																															
MAP NUM																																																	
NEIGHBORHOOD/LOC		1058.00																																															
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																													
BAS	2,176	100	2,176	383,846																																													
FCP	132	25	33	5,821																																													
FGR	272	55	150	26,460																																													
FOP	223	30	67	11,819																																													
FST	84	55	46	8,114																																													
TOTALS		2,887		2,472		436,061																																											
EXTRA FEATURES					2523 S FLETCHER AVE, FERNANDINA BEACH															BLD DATE 01/06/2009 DJ					LGL DATE 03/20/2024 MLU																								
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES																																
1	0861	POOL GUNIT	0	100	0	0	216.00	SF	85.00	85.00	100	2018	2018	3	87	15,973																																	
2	0855	CONC PAVER	0	100	0	0	552.00	SF	10.00	10.00	100	2018	2018	3	97	5,354																																	
3	0476	VF 6 SBPL	0	100	0	0	138.00	LF	32.00	32.00	100	2018	2018	3	94	4,151																																	
4	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2018	2018	3	94	282																																	
5	0855	CONC PAVER	0	100	0	0	1,543.00	SF	10.00	10.00	100	2019	2019	3	98	15,121																																	
LAND DESCRIPTION																		TOTAL OB/XF 40,881																															
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV																									
1	000100	C	SFR	100		R-2	50.00	110.00	50.00	FF		1.00	1.00	0.96	7,000.00	6,720.00	336,000																																